

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
12 008 400 034 08 7 2	3700 PIONEER RD	11/20/2023	\$84,000	\$47,900	57.02	\$31,382	\$52,618	\$78,489	0.670	'400
12 013 200 085 13 7 2	4348 ANN ST	11/24/2023	\$72,500	\$28,300	39.03	\$17,399	\$55,101	\$30,839	1.787	'405
12 026 300 008 26 7 2	6731 S TRIPP RD	4/12/2023	\$58,000	\$40,300	69.48	\$56,348	\$1,652	\$36,068	0.046	'400
12 110 001 016	3257 HUDSON RD	11/22/2024	\$50,000	\$28,600	57.20	\$29,651	\$20,349	\$31,966	0.637	'420
Totals:			\$264,500	\$145,100			\$129,720	\$177,362		
					Sale. Ratio =>	54.86		E.C.F. =>	0.731	
					Std. Dev. =>	12.54		Ave. E.C.F. =>	0.785	

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12 004 200 011 04 7 2	2260 S OSSEO RD	11/21/2023	\$285,000	\$116,500	40.88	\$73,531	\$211,469	\$165,992	1.274	'400
12 004 400 048 04 7 2	5980 BEECHER RD	11/1/2024	\$240,000	\$110,900	46.21	\$14,163	\$225,837	\$206,789	1.092	'400
12 005 200 022 05 7 2	2100 BLACKBRIDGE RD	5/15/2023	\$108,000	\$47,900	44.35	\$17,040	\$90,960	\$84,219	1.080	'400
12 006 100 007 06 7 2	2380 DOTY RD	11/12/2024	\$110,000	\$40,400	36.73	\$9,736	\$100,264	\$68,188	1.470	'400
12 006 100 010 06 7 2	2500 DOTY RD	1/31/2025	\$270,000	\$120,000	44.44	\$70,419	\$199,581	\$177,750	1.123	'400
12 006 400 061 06 7 2	3748 NOKOMIS TRL	9/1/2023	\$51,500	\$18,200	35.34	\$11,860	\$39,640	\$28,485	1.392	'400
12 007 200 011 07 7 2	3571 NOKOMIS TRL	11/14/2024	\$120,000	\$28,200	23.50	\$10,965	\$109,035	\$47,506	2.295	'400
12 008 300 005 08 7 2	3780 S LAKE PLEASANT RD	11/19/2024	\$55,000	\$64,100	116.55	\$28,483	\$26,517	\$101,024	0.262	'400
12 008 300 007 08 7 2	3980 S LAKE PLEASANT RD	11/10/2023	\$197,000	\$55,800	28.32	\$43,000	\$154,000	\$71,692	2.148	'400
12 008 300 022 08 7 2	4200 ROSEVILLE RD	10/2/2023	\$405,000	\$158,200	39.06	\$66,896	\$338,104	\$307,225	1.101	'400
12 010 100 024 10 7 2	6011 HUDSON RD	1/25/2024	\$140,000	\$64,800	46.29	\$30,209	\$109,791	\$100,753	1.090	'400
12 012 200 009 12 7 2	8731 BEECHER RD	3/28/2025	\$240,000	\$117,900	49.13	\$73,906	\$166,094	\$164,247	1.011	'400
12 012 200 013 12 7 2	3500 S PITTSFORD RD	11/12/2024	\$214,900	\$80,600	37.51	\$14,705	\$200,195	\$168,290	1.190	'400
12 013 300 009 13 7 2	4847 S RUMSEY RD	5/5/2023	\$186,000	\$73,000	39.25	\$137,352	\$48,648	\$96,507	0.504	'400
12 013 400 019 13 7 2	8580 E READING RD	3/12/2024	\$143,000	\$102,200	71.47	\$11,123	\$131,877	\$197,696	0.667	'400
12 017 200 023 17 7 2	4558 BLACK RD	7/12/2024	\$100,000	\$52,000	52.00	\$31,468	\$68,532	\$79,060	0.867	'400
12 017 200 023 17 7 2	4558 BLACK RD	4/20/2023	\$100,000	\$51,900	51.90	\$31,468	\$68,532	\$79,060	0.867	'400
12 022 200 003 22 7 2	5040 S TRIPP RD	1/3/2025	\$320,000	\$131,900	41.22	\$140,976	\$179,024	\$122,157	1.466	'400
12 029 400 007 29 7 2	6965 S LAKE PLEASANT RD	8/2/2024	\$329,000	\$141,100	42.89	\$88,519	\$240,481	\$207,070	1.161	'400
12 032 100 009 32 7 2	7120 S LAKE PLEASANT RD	9/28/2023	\$281,500	\$0	0.00	\$38,050	\$243,450	\$101,653	2.395	'400
12 032 200 006 32 7 2	7371 S LAKE PLEASANT RD	10/31/2024	\$150,000	\$90,800	60.53	\$63,788	\$86,212	\$120,205	0.717	'400
12 035 300 007 35 7 2	7280 SQUAWFIELD RD	6/30/2023	\$185,000	\$75,000	40.54	\$43,535	\$141,465	\$115,563	1.224	'400
12 035 400 005 35 7 2	7840 SQUAWFIELD RD	2/20/2025	\$271,500	\$128,900	47.48	\$31,119	\$240,381	\$229,246	1.049	'400
Totals:			\$4,502,400	\$1,870,300			\$3,420,089	\$3,040,377		
					Sale. Ratio =>	41.54			E.C.F. =>	1.125
					Std. Dev. =>	20.55			Ave. E.C.F. =>	1.193

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12 004 200 011 04 7 2	2260 S OSSEO RD	11/21/2023	\$285,000	\$116,500	40.88	\$73,531	\$211,469	\$165,992	1.274	'400
12 004 400 048 04 7 2	5980 BEECHER RD	11/1/2024	\$240,000	\$110,900	46.21	\$14,163	\$225,837	\$206,789	1.092	'400
12 005 200 022 05 7 2	2100 BLACKBRIDGE RD	5/15/2023	\$108,000	\$47,900	44.35	\$17,040	\$90,960	\$84,219	1.080	'400
12 006 100 007 06 7 2	2380 DOTY RD	11/12/2024	\$110,000	\$40,400	36.73	\$9,736	\$100,264	\$68,188	1.470	'400
12 006 100 010 06 7 2	2500 DOTY RD	1/31/2025	\$270,000	\$120,000	44.44	\$70,419	\$199,581	\$177,750	1.123	'400
12 006 400 061 06 7 2	3748 NOKOMIS TRL	9/1/2023	\$51,500	\$18,200	35.34	\$11,860	\$39,640	\$28,485	1.392	'400
12 007 200 011 07 7 2	3571 NOKOMIS TRL	11/14/2024	\$120,000	\$28,200	23.50	\$10,965	\$109,035	\$47,506	2.295	'400
12 008 300 005 08 7 2	3780 S LAKE PLEASANT RD	11/19/2024	\$55,000	\$64,100	116.55	\$28,483	\$26,517	\$101,024	0.262	'400
12 008 300 007 08 7 2	3980 S LAKE PLEASANT RD	11/10/2023	\$197,000	\$55,800	28.32	\$43,000	\$154,000	\$71,692	2.148	'400
12 008 300 022 08 7 2	4200 ROSEVILLE RD	10/2/2023	\$405,000	\$158,200	39.06	\$66,896	\$338,104	\$307,225	1.101	'400
12 010 100 024 10 7 2	6011 HUDSON RD	1/25/2024	\$140,000	\$64,800	46.29	\$30,209	\$109,791	\$100,753	1.090	'400
12 012 200 009 12 7 2	8731 BEECHER RD	3/28/2025	\$240,000	\$117,900	49.13	\$73,906	\$166,094	\$164,247	1.011	'400
12 012 200 013 12 7 2	3500 S PITTSFORD RD	11/12/2024	\$214,900	\$80,600	37.51	\$14,705	\$200,195	\$168,290	1.190	'400
12 013 300 009 13 7 2	4847 S RUMSEY RD	5/5/2023	\$186,000	\$73,000	39.25	\$137,352	\$48,648	\$96,507	0.504	'400
12 013 400 019 13 7 2	8580 E READING RD	3/12/2024	\$143,000	\$102,200	71.47	\$11,123	\$131,877	\$197,696	0.667	'400
12 017 200 023 17 7 2	4558 BLACK RD	7/12/2024	\$100,000	\$52,000	52.00	\$31,468	\$68,532	\$79,060	0.867	'400
12 017 200 023 17 7 2	4558 BLACK RD	4/20/2023	\$100,000	\$51,900	51.90	\$31,468	\$68,532	\$79,060	0.867	'400
12 022 200 003 22 7 2	5040 S TRIPP RD	1/3/2025	\$320,000	\$131,900	41.22	\$140,976	\$179,024	\$122,157	1.466	'400
12 029 400 007 29 7 2	6965 S LAKE PLEASANT RD	8/2/2024	\$329,000	\$141,100	42.89	\$88,519	\$240,481	\$207,070	1.161	'400
12 032 100 009 32 7 2	7120 S LAKE PLEASANT RD	9/28/2023	\$281,500	\$0	0.00	\$38,050	\$243,450	\$101,653	2.395	'400
12 032 200 006 32 7 2	7371 S LAKE PLEASANT RD	10/31/2024	\$150,000	\$90,800	60.53	\$63,788	\$86,212	\$120,205	0.717	'400
12 035 300 007 35 7 2	7280 SQUAWFIELD RD	6/30/2023	\$185,000	\$75,000	40.54	\$43,535	\$141,465	\$115,563	1.224	'400
12 035 400 005 35 7 2	7840 SQUAWFIELD RD	2/20/2025	\$271,500	\$128,900	47.48	\$31,119	\$240,381	\$229,246	1.049	'400
Totals:			\$4,502,400	\$1,870,300			\$3,420,089	\$3,040,377		
					Sale. Ratio =>	41.54	E.C.F. =>		1.125	
					Std. Dev. =>	20.55	Ave. E.C.F. =>		1.193	

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12 004 400 009 04 7 2	5541 RAILROAD ST	9/9/2024	\$130,000	\$40,400	31.08	\$15,029	\$114,971	\$65,851	1.746	'405
12 005 300 013 05 7 2	2897 LAKE AVE	12/6/2024	\$255,000	\$93,200	36.55	\$24,262	\$230,738	\$161,456	1.429	'405
12 006 300 053 06 7 2	2613 SANFORD LN	10/3/2023	\$50,000	\$12,900	25.80	\$22,484	\$27,516	\$125,944	0.218	'410
12 013 200 062 13 7 2	4324 S PITTSFORD RD	3/4/2025	\$62,500	\$36,400	58.24	\$13,068	\$49,432	\$62,689	0.789	'405
12 013 200 085 13 7 2	4348 ANN ST	11/24/2023	\$72,500	\$28,300	39.03	\$17,399	\$55,101	\$30,839	1.787	'405
12 013 200 088 13 7 2	4228 S PITTSFORD RD	1/3/2025	\$222,000	\$95,700	43.11	\$20,091	\$201,909	\$169,637	1.190	'405
12 013 200 104 13 7 2	4268 S PITTSFORD RD	3/14/2024	\$120,000	\$54,600	45.50	\$10,003	\$109,997	\$95,081	1.157	'405
12 027 300 053 27 7 2	6606 COLE DR	5/26/2023	\$195,000	\$81,300	41.69	\$53,612	\$141,388	\$128,102	1.104	'415
12 050 001 015	3222 MANORWAY DR S	10/1/2024	\$295,000	\$122,200	41.42	\$36,296	\$258,704	\$209,355	1.236	'410
12 050 001 024	3327 MANORWAY DR N	9/12/2024	\$370,000	\$169,700	45.86	\$71,659	\$298,341	\$276,111	1.081	'410
12 070 001 036	6585 FOUNTAIN PARK DR	11/22/2023	\$165,000	\$56,200	34.06	\$13,415	\$151,585	\$100,275	1.512	'415
12 080 001 049	2423 SYLVAN DR	7/9/2024	\$93,000	\$37,900	40.75	\$12,414	\$80,586	\$66,300	1.215	'410
12 085 001 014	2275 OAKWOOD DR	5/3/2024	\$218,000	\$94,500	43.35	\$43,494	\$174,506	\$153,898	1.134	'410
12 085 001 017	2394 FOREST DR	9/20/2023	\$172,000	\$29,500	17.15	\$14,153	\$157,847	\$55,979	2.820	'410
12 140 001 002	2836 LAKE AVE	9/13/2024	\$80,000	\$108,300	135.38	\$38,725	\$41,275	\$180,424	0.229	'420
12 145 001 012	2935 SHADY DR	5/13/2024	\$235,000	\$53,000	22.55	\$29,725	\$205,275	\$82,233	2.496	'420
12 145 001 012	2935 SHADY DR	5/16/2023	\$50,000	\$53,400	106.80	\$29,725	\$20,275	\$82,233	0.247	'420
12 165 001 039	6240 LAKE RD	6/3/2024	\$224,900	\$86,900	38.64	\$35,058	\$189,842	\$143,381	1.324	'415
12 165 001 075	6908 WOODLAWN DR	7/31/2023	\$132,000	\$43,600	33.03	\$35,000	\$97,000	\$68,523	1.416	'415
12 170 001 062	6580 S BIRD LAKE RD	4/29/2024	\$247,900	\$108,000	43.57	\$82,261	\$165,639	\$134,562	1.231	'415
12 200 001 002 04 7 2	2660 GREENLEY ST	11/8/2024	\$67,500	\$39,900	59.11	\$13,483	\$54,017	\$71,192	0.759	'405
12 200 008 009 04 7 2	2607 N THOMPSON ST	8/30/2024	\$160,000	\$68,200	42.63	\$17,794	\$142,206	\$121,778	1.168	'405
12 205 003 003 04 7 2	5460 BEECHER RD	2/9/2024	\$43,700	\$45,400	103.89	\$17,750	\$25,950	\$76,545	0.339	'405
Totals:			\$3,661,000	\$1,559,500			\$2,994,100	\$2,662,388		
					Sale. Ratio =>	42.60	E.C.F. =>		1.125	
					Std. Dev. =>	28.41	Ave. E.C.F. =>		1.201	

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12 008 200 005 08 7 2	3160 S LAKE PLEASANT RD	4/16/2024	\$330,000	\$183,800	55.70	\$204,367	\$125,633	\$173,836	0.723	'420
12 040 001 004	6866 SHANNON DR	10/31/2024	\$360,000	\$149,800	41.61	\$151,419	\$208,581	\$191,254	1.091	'425
12 070 001 046	6590 MORGAN RD	1/20/2024	\$220,000	\$95,300	43.32	\$55,151	\$164,849	\$110,769	1.488	'425
12 115 001 038	3230 HAZEL ST	6/4/2024	\$140,000	\$87,600	62.57	\$120,911	\$19,089	\$62,766	0.304	'420
12 125 001 004	2918 LAKE AVE	7/1/2024	\$299,900	\$87,900	29.31	\$60,661	\$239,239	\$117,673	2.033	'420
12 125 001 012	2926 LAKE AVE	9/25/2024	\$375,000	\$173,500	46.27	\$134,812	\$240,188	\$210,806	1.139	'420
Totals:			\$1,724,900	\$777,900			\$997,579	\$867,104		
					Sale. Ratio =>	45.10	E.C.F. =>		1.150	
					Std. Dev. =>	11.60	Ave. E.C.F. =>		1.130	

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12 004 300 033 04 7 2	5471 HUDSON RD	9/3/2024	\$125,000	\$77,700	62.16	\$13,661	\$111,339	\$194,111	0.574	'200
006-126-162-06	27 N BROAD	6/6/2024	\$159,000	\$53,000	33.33	\$61,155	\$97,845	\$133,400	0.733	34OLD
006-426-302-01	62 WALDRON	2/20/2024	\$108,000	\$29,600	27.41	\$48,515	\$59,485	\$85,453	0.696	34S
01 022 100 002 22 5 4	8980 ANDERSON RD	8/9/2024	\$175,000	\$42,800	24.46	\$12,500	\$162,500	\$157,416	1.032	2001
02 004 400 040 04 5 3	11180 CONCORD RD	4/12/2023	\$170,000	\$69,400	40.82	\$12,100	\$157,900	\$196,344	0.804	009
02 004 400 043 04 5 3	11120 CONCORD RD	7/13/2023	\$1,392,800	\$172,400	12.38	\$14,980	\$1,377,820	\$1,395,221	0.988	009
04 012 300 031 12 5 1	14247 E CHICAGO RD	12/20/2023	\$350,000	\$110,980	31.71	\$24,601	\$325,399	\$535,588	0.608	12
05 016 100 009 16 6 4	8651 W CHICAGO RD	10/29/2024	\$290,000	\$225,300	77.69	\$57,722	\$232,278	\$404,204	0.575	COMM
05 017 200 024 17 6 4	9247 W CHICAGO RD	2/22/2024	\$480,000	\$165,500	34.48	\$28,540	\$451,460	\$483,337	0.934	COMM
06 015 200 022 15 6 3	3700 N HILLSDALE RD	7/11/2024	\$150,000	\$56,600	37.73	\$84,000	\$66,000	\$74,873	0.881	200
07 029 400 003 29 6 3	3031 W BACON RD	7/17/2024	\$235,000	\$14,500	75.06	\$0	\$19,317	\$32,389	0.596	200
13 045 001 004	9008 E MARKET ST	10/11/2023	\$75,000	\$55,500	74.00	\$1,656	\$73,344	\$115,555	0.635	COM
17 065 001 084	101 S MAIN ST	9/13/2024	\$41,000	\$15,800	38.54	\$0	\$41,000	\$48,849	0.839	200
17 065 001 170	108 N MAIN ST	6/30/2023	\$50,000	\$24,700	49.40	\$545	\$49,455	\$87,503	0.565	200
19 040 001 080	413 N CHICAGO ST	8/16/2024	\$105,000	\$74,000	70.48	\$14,350	\$90,650	\$161,267	0.562	L-COM
19 040 001 171	111 MARSHALL ST	10/23/2023	\$67,000	\$29,800	44.48	\$8,120	\$58,880	\$82,340	0.715	L-COM
19 040 001 172	115 MARSHALL ST	12/4/2023	\$140,000	\$56,600	40.43	\$12,805	\$127,195	\$140,441	0.906	L-COM
19 040 001 176	115 MARSHALL ST	12/4/2023	\$140,000	\$56,600	40.43	\$12,805	\$127,195	\$140,441	0.906	L-COM
19 040 001 552	102 JONESVILLE ST	8/18/2023	\$85,000	\$40,900	48.12	\$22,026	\$62,974	\$81,853	0.769	L-COM
21 060 001 158	310 NORTH ST	5/31/2023	\$245,000	\$70,500	28.78	\$26,700	\$218,300	\$238,699	0.915	200
12 190 001 011	4454 S PITTSFORD RD	9/12/2024	\$145,000	\$85,200	58.76	\$64,167	\$80,833	\$143,158	0.565	'200
Totals:			\$4,727,800	\$1,527,380			\$3,991,169	\$4,932,443		
					Sale. Ratio =>	33.85			E.C.F. =>	0.809
					Std. Dev. =>	18.18			Ave. E.C.F. =>	0.752

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08 016 200 017 16 6 2	5500 STATE RD	04/12/23	\$322,000	\$80,800	25.33	\$37,436	\$281,564	\$227,825	1.236	200
12 004 300 033 04 7 2	5471 HUDSON RD	9/3/2024	\$125,000	\$77,700	62.16	\$13,661	\$111,339	\$194,111	0.574	'200
12 008 200 042 08 7 2	3435 PIONEER RD	8/22/2024	\$190,000	\$66,500	35.00	\$61,876	\$128,124	\$106,787	1.200	'200
07 029 400 003 29 6 3	3031 W BACON RD	7/17/2024	\$235,000	\$14,500	75.06	\$0	\$19,317	\$32,389	0.596	200
07 035 100 035 35 6 3	1334 HUDSON RD	10/15/2024	\$76,500	\$25,900	33.86	\$20,608	\$55,892	\$37,441	1.493	200
006-126-159-13	52 WILLOW	2/2/2024	\$240,000	\$142,300	59.29	\$48,302	\$191,698	\$443,527	0.432	14N
06 016 200 005 16 6 3	2249 W MOORE RD	5/6/2024	\$870,000	\$319,400	36.71	\$51,443	\$818,557	\$1,276,533	0.641	300
13 018 300 033 18 7 1	9137 HUDSON RD	8/21/2023	\$67,000	\$31,600	47.16	\$21,824	\$45,176	\$88,528	0.510	IND
14 017 300 004 17 8 4	105 E MCCALLUM ST	3/12/2025	\$135,000	\$125,700	93.11	\$30,250	\$104,750	\$416,173	0.252	3000
14 017 300 004 17 8 4	105 E MCCALLUM ST	7/19/2024	\$125,000	\$125,700	100.56	\$30,250	\$94,750	\$416,173	0.228	3000
20 110 002 147 23 7 4	105 ENTERPRISE DR	2/29/2024	\$243,883	\$186,400	76.43	\$48,702	\$195,181	\$751,991	0.260	IND
13 045 001 004	9008 E MARKET ST	10/11/2023	\$75,000	\$55,500	74.00	\$1,656	\$73,344	\$115,555	0.635	COM
17 065 001 083	101 S MAIN ST	9/13/2024	\$41,000	\$106,400	259.51	\$4,426	\$36,574	\$328,495	0.111	200
17 065 001 107	106 E CENTER ST	11/7/2024	\$12,000	\$200	1.67	\$356	\$11,644	\$30,018	0.388	200
12 205 010 001 04 7 2	5489 MONROE ST	1/15/2025	\$30,000	\$19,900	72.26	\$1,482	\$26,057	\$54,103	0.482	'200
Totals:			\$2,787,383	\$1,378,500			\$2,193,967	\$4,519,648		
					Sale. Ratio =>	53.72			E.C.F. =>	0.485
					Std. Dev. =>	58.84			Ave. E.C.F. =>	0.602